

July 31, 2007

**Honorable Chairman and Members of the  
Hermosa Beach Planning Commission**

**Regular Meeting of  
August 21, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 707 24<sup>TH</sup> PLACE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 707 24<sup>TH</sup> STREET,  
COMPRISED OF THREE LOTS, SHALL BE MERGED INTO ONE PARCEL

**Recommendation:**

To adopt the attached resolution to merge the subject lots.

**Background:**

The subject property is a 7,028-square foot parcel, comprised of three lots from the original subdivision (Northeast 15' of Lots 15, Lots 13 and 14, Tract Hermosa View #2). Two of the interior lots composed of 25-foot width and 108.12 feet in depth each with another lot measured at 15 feet in width and 108.12 in depths. The property contains a single family residence which straddles between the lot lines.

Pursuant to Chapter 16.20 of the Municipal Code-Merger of Parcels, as recently revised by the City Council, the City has begun the process to determine whether these two lots that comprise the subject property will be merged. The Planning Commission is responsible for determining if the property shall be merged according to Sections 16.20.010 through 16.20.100 of the Hermosa Beach Municipal Code.

When two or more lots merge, they become a single parcel to be developed, sold, leased, or financed together. Lots may be merged when:

- The same owner holds two or more contiguous parcels of land.
- At least one of the parcels does not conform to minimum lot size requirements.
- The property is zoned R-1.
- The main structure is partially sited on the contiguous lots.

The Planning Commission holds a public hearing to determine whether or not to merge lots based on the above, and on the following criteria related to neighborhood compatibility, as set forth in Section 16.20.030:

- If the substandard lots under consideration for merger are similar or greater in size and width to more than 80% parcels fronting on the same block<sup>1</sup>, inclusive of the subject parcel then the lots shall not be merged unless the integrity of the neighborhood will be harmed
- If the lots under consideration consist of not more than two parcels with a combined square footage of at least 7,000 square feet, then the contiguous parcels shall not be merged unless the integrity of the neighborhood will be harmed.
- Where the subject parcels are located on a block with 5 parcels or less, the 80% analysis above will be applied on a neighborhood rather than a block basis.

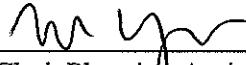
**Analysis:**

The property meets the basic criteria to be considered for merger as set forth in Section 16.20.020 and 16.20.030. The lots are less than the minimum lot size (the three lots are less than 4,000 square feet each) and they meet the rule that the main structure is sited on all three contiguous lots.

The subject property is one of thirty (30) parcels on this block fronting 24<sup>th</sup> Place (Attachment 4) zoned R-1, based on the definition of block for determination regarding lot merger. Of the thirty parcels on the block, sixteen parcels were merged under the 1988 lot merger program. The subject parcel was part of the lot merger program in 1988 but a final determination was not recorded. The subject substandard lot is a 25-foot by 108.12-foot lot. Of the thirty parcels, nine are greater or similar in size and width to the substandard lot on the block. Pursuant to Section 16.20.030, the substandard lot shall be merged since only 30% of the lots on the block are greater or similar in size and width to the subject lot. Further, the substandard lot is not developable due to its lot size (less than 4,000 square feet).

**Summary:**

Given the lot pattern on the block and in the neighborhood, staff believes the merger of these three lots will not adversely impact the neighborhood integrity. The neighborhood consists of parcels ranging from 4,000 square feet to 7,130 square feet as a result of the 1988 lot merger program. The subject parcel would be the third largest parcel on the block after the merger and it would not impact the character of the neighborhood. Therefore, staff recommends that the lots be merged.

  
\_\_\_\_\_  
Eva Choi, Planning Assistant

CONCUR:

  
\_\_\_\_\_  
Ken Robertson, Acting Director  
Community Development Department

**Attachments**

- |                 |                                  |
|-----------------|----------------------------------|
| 1. Resolution   | 4. Block Exhibit and Tabulations |
| 2. Location Map | 5. Aerial Photo                  |
| 3. Radius Map   |                                  |

F:\b95\cd\pc\2007\08-21-07\lotmerger707 24<sup>th</sup> Pl.doc

<sup>1</sup> The term "block" shall mean both sides of a street within the same zoning district uninterrupted by an intersecting or intercepting street (not including an alley)."

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**RESOLUTION NO. 07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, MERGING TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 707 24<sup>TH</sup> PLACE, LEGALLY DESCRIBED AS NORTHEAST 15' OF LOT 15, LOTS 13 AND 14, TRACT HERMOSA VIEW #2.**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

**Section 1.** A public hearing was conducted, pursuant to Chapter 16.20 of the Subdivision Ordinance, to consider whether or not to merge the two lots that comprise the subject property.

**Section 2.** The Planning Commission conducted a hearing on the matter on August 21, 2007, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

**Section 3.** Based on the evidence received at the public hearing, the Planning Commission makes the following findings:

1. Chapter 16.20 of the Subdivision Ordinance prescribes the procedures and requirements for the merger of contiguous lots;
2. The adjacent northeast 15' of lot 15, lot 13 and 14, Tract Hermosa View #2 meet the requirements for merger as set forth in Section 16.20.030 of the Subdivision Ordinance.

**Section 4.** Based on the foregoing, the Planning Commission and hereby merges the northeast 15' of lot 15 with lot 13 and 14, Tract Hermosa View and directs staff to file for record with the County Recorder's office a Notice of Lot Merger.

VOTE:                   AYES:  
                              NOES:  
                              ABSTAIN:  
                              ABSENT:

**CERTIFICATION**

I hereby certify the foregoing Resolution P.C. No. 07- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of August 21, 2007.

\_\_\_\_\_  
Langley Kersenboom, Chairman

\_\_\_\_\_  
Ken Robertson, Secretary

\_\_\_\_\_  
August 21, 2007  
Date

4184 SHEET 16  
SCALE 1" = 50'

REVISED  
4-7-62  
690603003  
8/11/4407  
6709175  
750161508  
799424223  
89110906001001



\*Diagrammatic depicts approximate dimensions.

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas, as set forth in deeds of record.

Condominium Plan Reference	Common Area		Subdivision	
	Tract No.	Blk.	Lots	Units of Airspace
#949589*	9-3-80	33744	--	1 -- Shts. 2 & 3

HERMOSA VIEW TRACT NO. 2  
M.B. 10-40

MONTMARIE  
M.B. 9-135

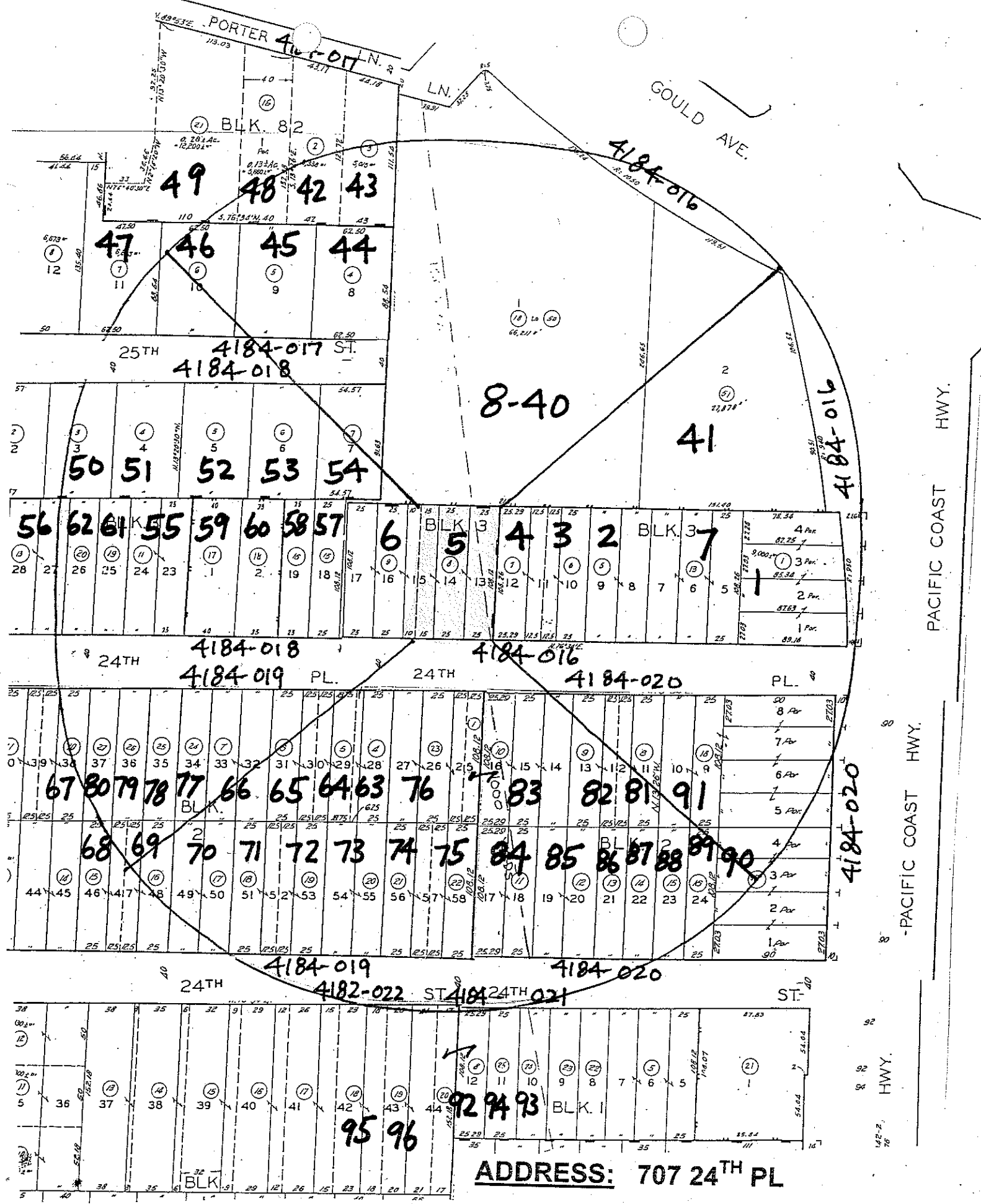
CODE 4340

FOR PREV. ASSMT. SEE: 4184-16

CONDOMINIUM  
TRACT NO. 33744  
M. B. 907 - 65 - 66

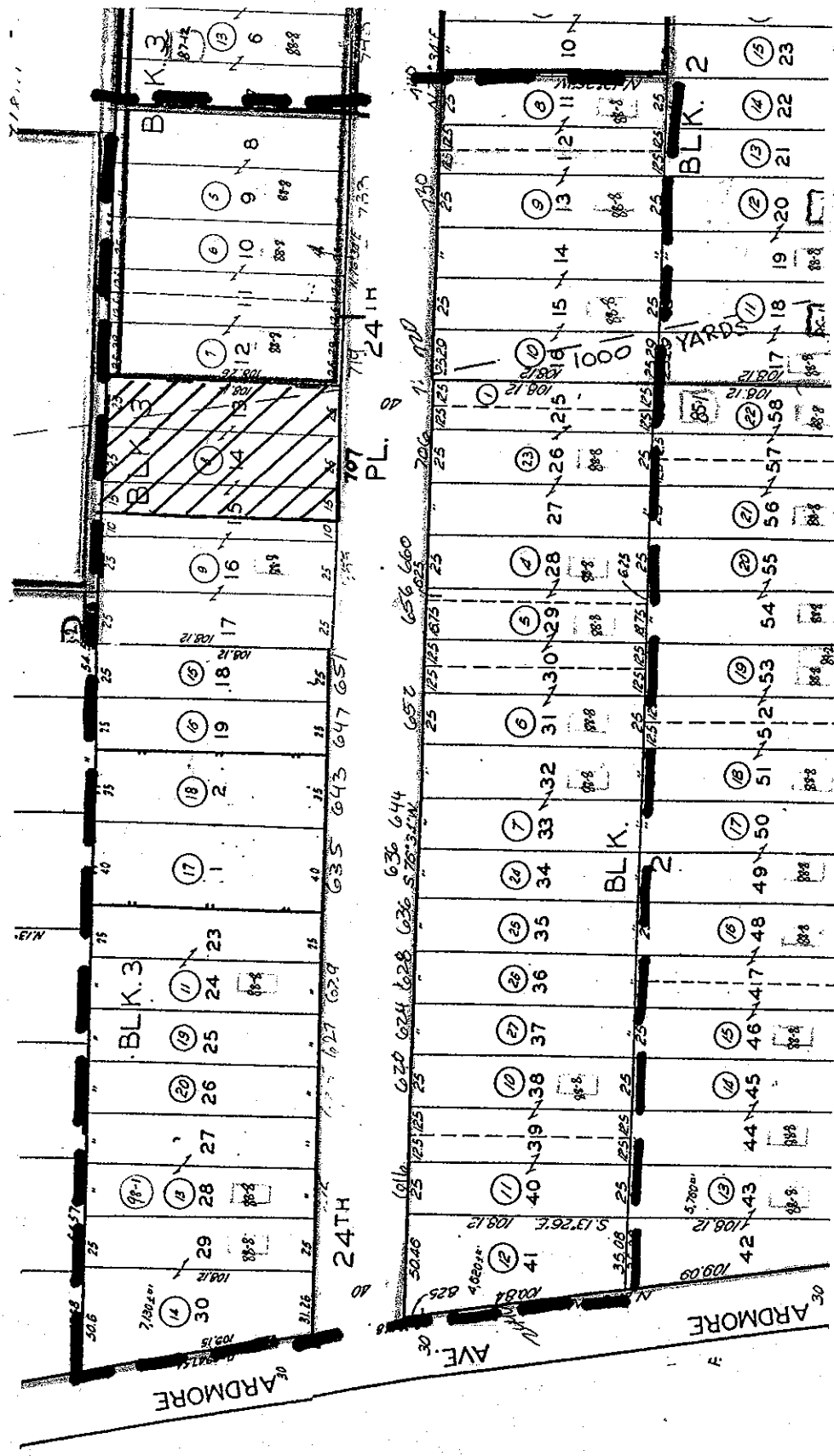
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

Hermosa View Tract #2  
Lot 13, 14 and North East  
15 feet of lot 15.



SCALE 1" = 100'

ADDRESS: 707 24<sup>TH</sup> PL



707 24th Place

4184-016-008



Property Subject To Merger



Block Boundary

9 of 30 Assessor's Parcels ≤ Size of Lot Subject to Merger (30%)

# 707 24th Place

## Study of properties fronting on 24th Street zoned R-1.

	Total Parcels:	# of lots the subject lot (25'x108.12') is similar or greater than:	# of lots the subject lot is smaller than:
	30	9	21
<b>Total</b>	<b>30</b>	<b>9</b>	<b>21</b>

The subject lot is similar or greater in size and width to 30% (9 of 30) of the lots on the block.



707 24th Place  
 Lot Merger Group #4